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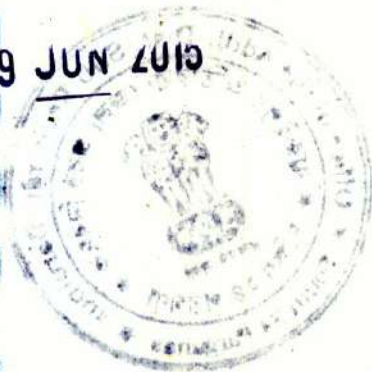
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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Audt. District Sub-Registrar  
Baruipur, South 24 Parganas

29 JUN 2015



CONVEYANCE

1. Date: 02<sup>nd</sup> June 2015
2. Place: Kolkata
3. Parties: रु. 25,14

*Heumar Gupta*  
Heumar Gupta



20 MAR 2015

SL. No. 60674 DATE.....  
NAME.....  
ADD.....  
AMT.....



Hemant Gupta



VC FL  
PG 84

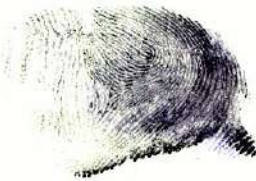
For GERANIUM PROJECTS PRIVATE LIMITED\*

Hemant Gupta

Director / Authorised Person

Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



VC FL  
PG 85

কাজীম হোসেন ২৫/০৩/১৫



Jayanta Kumar Mondal  
do Krishna pada Mondal  
Vill - Barahi P.O. Gobindapur (S)  
P.S - Sonarpur cat - 145

Siddhanta

[Signature]

Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

02 JUN 2015

- 3.1 **Jiyadali Mallik alias Jiyad Ali Mallik**, son of Fayjaddin Mallik, by faith Muslim, occupation business, nationality Indian, residing at Village Baidya Khunki, Baikunthapur, Post Office Dakshin Gobindapur, PIN-700145, Police Station Baruipur, District South 24 Parganas [PAN BZQPM7369N]

(Vendor, includes successors-in-interest)

And

- 3.2 **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Post Office Bowbazar, Kolkata-700012, Police Station Bowbazar [PAN AAEGB9137G], represented by its authorized signatory, **Hitesh Kumar Gupta**, son of Bijay Kumar Gupta, by faith Hindu, occupation Business, nationality Indian, of 89A, Bangur Avenue, Post Office Bangur, Kolkata-700055, Police Station Lake Town [PAN ARYPG8834D]

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 2.2004 (two point two zero zero four) decimal [equivalent to (1) 1.3312 (one point three three one two) *cottah* and (2) 89.0435 (eighty nine point zero four three five) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said R.S./L.R. *Dag* No. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**5. Background, Representations, Warranties and Covenants**


- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:

- 5.1.1 **Ownership of Mother Property:** Narendra Nath Dey was the sole and absolute owner of land classified as *sali* (agricultural) measuring 7.3350 (seven point three three five zero) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**).

- 5.1.2 **Mutation:** Narendra Nath Dey got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 522.





  
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- 5.1.3 **Demise of Narendra Nath Dey:** Narendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his only son, Anil Krishna Dey *alias* Anil Dey, as his only legal heir, who solely and absolutely inherited the right, title and interest of Late Narendra Nath Dey in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Anil Krishna Dey *alias* Anil Dey:** Anil Krishna Dey *alias* Anil Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 4 (four) sons, namely, (1) Tinkari Dey (2) Nirmal Kumar Dey *alias* Nirmal Dey (3) Rabin Kumar Dey *alias* Rabin Dey and (4) Chandan Dey and his 2 (two) daughters, namely, (1) Sulekha Ghosh *nee* Dey and (2) Aloka Basu *nee* Dey (collectively **Legal Heirs Of Anil Krishna Dey**), as his only legal heirs and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Anil Krishna Dey in the Mother Property, free from all encumbrances.
- 5.1.5 **Sale to Vendor:** By Deed of Sale in Bengali language (*Bikroy Kobala*) dated 26<sup>th</sup> March, 2002, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, Volume No. 77, at Pages 383 to 390, being Deed No. 4611 for the year 2002 (**Said Deed**), the Legal Heirs Of Anil Krishna Dey jointly sold, conveyed and transferred entirety of their right, title and interest in the Mother Property, in favour of Jiyadali Mallik *alias* Jiyad Ali Mallik (the Vendor herein), free from all encumbrances.
- 5.1.6 **Demise of Aloka Basu *nee* Dey:** Aloka Basu *nee* Dey, one of the Legal Heirs Of Anil Krishna Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her surviving, her husband, Debasish Basu *alias* Debasish Basu and her only son, Dipesh Basu, as her only legal heirs (collectively **Legal Heirs Of Aloka**).
- 5.1.7 **Said Declaration:** Though by the Said Deed, the Legal Heirs Of Anil Krishna Dey have already transferred entirety of the Mother Property in favour of the Vendor but inadvertently and by oversight, (1) in Line 6 of Page 2 of the Said Deed, *Khatian* No. 522 and L.R. *Dag* No. 43, have been erroneously mentioned as *Khatian* No. 149 and L.R. *Dag* No. 135 respectively and (2) in the Schedule portion in Line 7 of Page 5 of the Said Deed, *Khatian* No. 522 has been erroneously mentioned as *Khatian* No. 1263. Therefore for perfecting the title of the Vendor, Legal Heirs Of Anil Krishna Dey [excepting Aloka Basu *nee* Dey] and Legal Heirs Of Aloka have jointly made a Deed of Declaration in Bengali language dated 2<sup>nd</sup> June, 2015, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, being Deed No. 161100674 for the year 2015 (**Said Declaration**) to rectify the errors in the Said Deed. Thus by virtue of the Said Deed and the Said Declaration the Vendor became the owner of the Mother Property, free from all encumbrances. The Said Property is a part and portion of the Mother Property and is the subject matter of this conveyance.
- 5.1.8 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the sole, undisputed and absolute owner of the Said Property out of the Mother Property, free from all encumbrances and which is also the subject matter of this conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

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6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [PAN AAFCP1441G] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.2004 (two point two zero zero four) decimal [equivalent to (1) 1.3312 (one point three three one two) *cottah* and (2) 89.0435 (eighty nine point zero four three five) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 43 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:



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- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing





*(Handwritten signature)*

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complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule**  
**(Said Property)**

Land classified as *sali* (agricultural) measuring 2.2004 (two point two zero zero four) decimal [equivalent to (1) 1.3312 (one point three three one two) *cottah* and (2) 89.0435 (eighty nine point zero four three five) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 43 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 42  
**On the East** : By R.S./L.R. *Dag* Nos. 44 and 56  
**On the South** : By R.S./L.R. *Dag* Nos. 66 and 72  
**On the West** : By R.S./L.R. *Dag* No. 40.

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Nature of Land</b>	<b>Total Area of <i>Dag</i> (Decimal)</b>	<b>Total Area Sold (Decimal)</b>	<b>Name of Recorded Owner</b>
Hariharpur	43	522	<i>Sali</i>	22	2.2004	Narendra Nath Dey

PK  
Saha



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**9. Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

জিয়াদলি মল্লিক

**(Jiyadali Mallik alias Jiyad Ali Mallik)**  
**(Vendor)**

Read over and explained the contents of this document by me to Vendor in his vernacular language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature Jalim Ali Mallik

**For GERANIUM PROJECTS PRIVATE LIMITED**

Hemant Gupta

**Director / Authorised Person**

**(Purchaser)**

**Drafted by**

Shuvadip  
Shuvadip Chakraborty (F/184/14)  
Advocate, High Court at Calcutta

**Witnesses:**

Signature Jayanta Kumar Mondal

Name: Jayanta Kumar Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin  
Gobindapur, Police Station Sonarpur,  
Kolkata-700145


Signature: Swapan

Name: Swapan Kar

Father's Name: R. N Kar

Address: 7C, K.S. Roy Road  
Kolkata - 700 007



  
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**02 JUN 2018**



**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/- (Rupees six lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
By Demand Draft No. 024681	16.05.2015	ICICI Bank, Portuguese Church Street Branch	6,00,000/-

१६/०५/१५ ६,००,०००/-

**(Jiyadali Mallik alias Jiyad Ali Mallik)**  
**(Vendor)**

**Witnesses:**

Signature Jayanta Kumar Mondal

Name: Jayanta Kumar Mondal

Signature Swapan

Name: Swapan Kon



  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

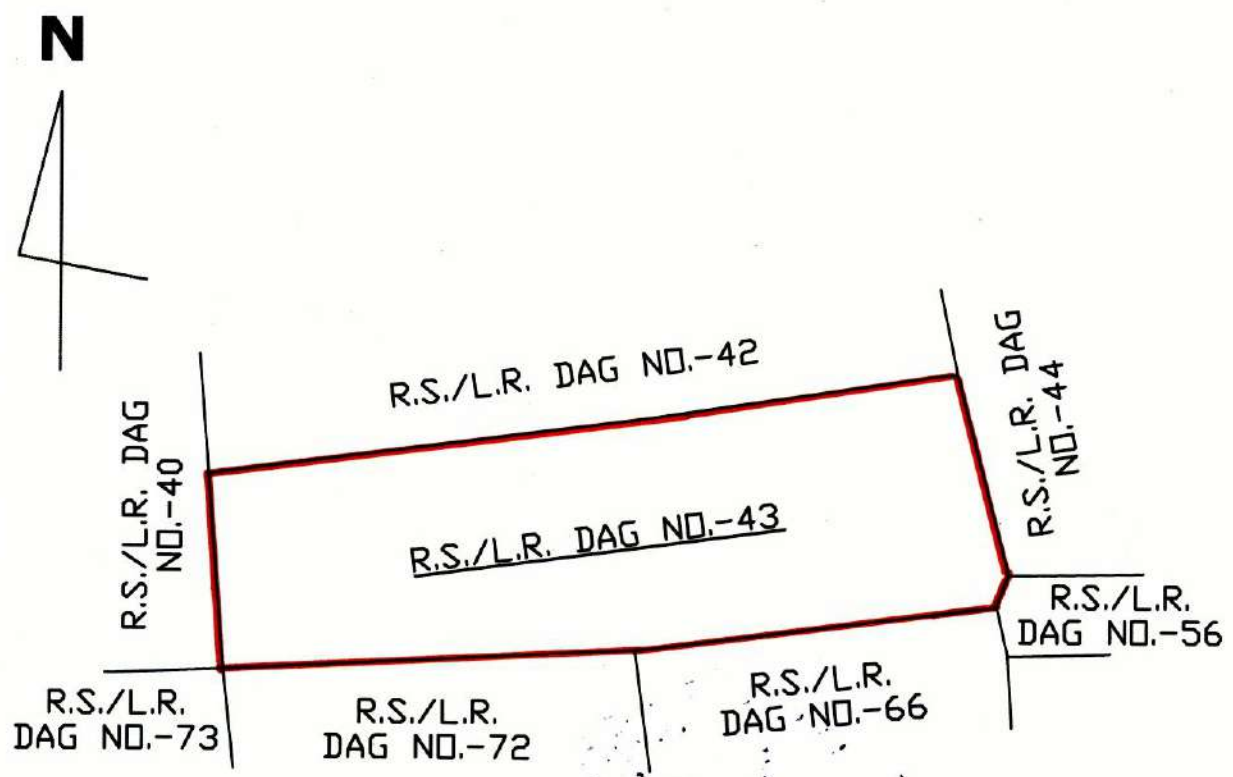
02 JUN



Plan

SITE PLAN OF R.S./L.R. DAG NO.- 43 L.R. KHATIAN NO.-522 MOUZA -HARIHARPUR J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.43 - 22 DECIMAL



Handwritten signature in Bengali script.

For GERANIUM PROJECTS PRIVATE LIMITED

Handwritten signature: Hameer Gupta


Director / Authorised Person

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.2004 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22 DECIMAL OF R.S/L.R. DAG NO.- 43.

SHOWN THUS :














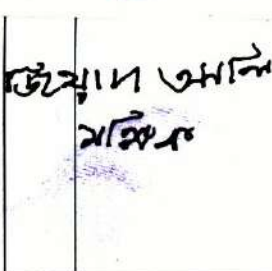












  
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## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	 	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



  
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02 JUN 2011

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Jiyadali Mallik (Alias: Jiyad Ali Mallik) Son of Fayjaddin Mallik Baidya Khunki, Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BZQPM7369N, Status : Self Date of Execution : 02/06/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence</p>





Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Geranium Projects Pvt. Ltd.            84A Cittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012            PAN No. AAECB9137G,            Status : Organization            Represented by representative as given below:-</p>
1(1)	<p>Hitesh Kumar Gupta, Authorized Signatory            Son of Bijay Kumar Gupta            89A, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARYPG8834D,            Status : Representative            Date of Execution : 02/06/2015            Date of Admission : 02/06/2015            Place of Admission of Execution : Pvt. Residence</p>

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Jayanta Kumar Mondal            Son of Krishna Pada Mondal            Baruli, P.O:- Dakshin Gobindapur,            P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145            Sex: Male, By Caste: Hindu,            Occupation: Business, Citizen of: India,</p>	<p>Jiyadali Mallik, Hitesh Kumar            Gupta</p>	

#### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur</p>	<p>RS Plot No:- 43            , RS Khatian No:- 522</p>	<p>2.2004            Dec</p>	<p>6,00,000/-</p>	<p>6,00,000/-</p>	<p>Proposed Use: Bastu, ROR: Shali, Property is on Road</p>





#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty
Address	7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

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Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161105584 / 2015

Query No/Year	16110000202732/2015	Serial no/Year	1611006118 / 2015
Deed No/Year	I - 161105584 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Jiyadali Mallik	Presented At	Private Residence
Date of Execution	02-06-2015	Date of Presentation	02-06-2015

**Remarks**

**On 02/06/2015**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:20 hrs on : 02/06/2015, at the Private residence by Jiyadali Mallik Alias Jiyad Ali Mallik,Executant.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 02/06/2015 by

Jiyadali Mallik, Alias Jiyad Ali Mallik, Son of Fayjaddin Mallik, Baidya Khunki, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Indetified by Jayanta Kumar Mondal, Son of Krishna Pada Mondal, Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 02/06/2015 by

Hitesh Kumar Gupta, Authorized Signatory, Geranium Projects Pvt. Ltd. , 84A Cittaranjan Avenue, P.O: Bowbazar, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012

Indetified by Jayanta Kumar Mondal, Son of Krishna Pada Mondal, Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal

**On 29/05/2015**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,00,000/-







(Debajyoti Bandyopadhyay)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal

On 29/06/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,603/- ( A(1) = Rs 6,589/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 15/-, by Draft Rs 6,589/-

Description of Draft

1. Rs 6,589/- is paid, by the Draft(8554) No: 783031000426, Date: 04/06/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30,020/- and Stamp Duty paid by Draft Rs 30,020/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60674, Purchased on 20/03/2015, Vendor named M Ghosh.

Description of Draft

1. Rs 30,020/- is paid, by the Draft(8554) No: 783030000406, Date: 04/06/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Debajyoti Bandyopadhyay)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 34855 to 34872

being No 161105584 for the year 2015.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2015.07.10 18:14:03 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/07/2015 18:14:02

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)

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